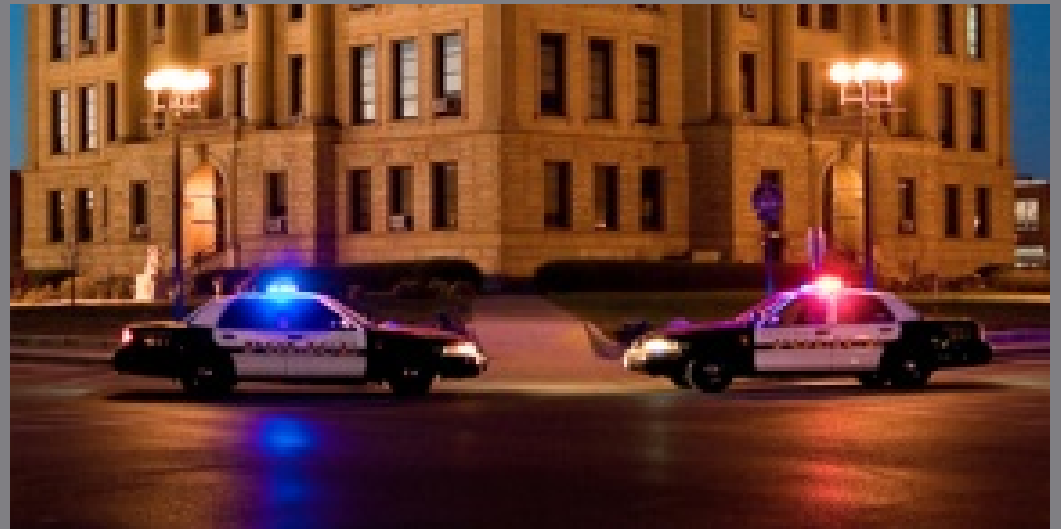




City of Lincoln Public Safety Projects Presentation of Space Needs Study

Presented by:
Brian Wright, AIA, LEED® AP
Erik Illies, LEED® AP



Agenda

1. Study Presentation
 - a. Space Needs and Budget
 - b. Test Fit on Sites
 - c. Site Matrix
2. Next Steps

Existing Conditions Analysis

1. Deficiencies in existing buildings:
 - a. Outgrown current space.
 - b. Poor responding and returning circulation for fire apparatus.
 - c. Diminished policing services due to crowded space.
 - d. Lack of adequate training space.
2. Response Time: Need to increase ability to reach expanding service population.

Study Goals

1. Cost Effective Solution
2. Operational Efficiency
3. Optimal Location
4. Future Service Optimization
5. Emergency Preparedness

Space Needs and Budget

Fire Program

Public Access / Admin:	5,162 SF
Living Quarters:	4,444 SF
Apparatus & Support:	10,662 SF
Total	20,268 SF

Fire Budget

Hard Cost	\$5,463,456
Soft Cost	\$1,529,768
Total	\$6,993,224

Police Program

Public Access:	2,669 SF
Patrol / Admin:	7,468 SF
Sally Port / Support:	3,717 SF
Total	13,854 SF

Police Budget

Hard Cost	\$4,452,835
Soft Cost	\$1,246,794
Total	\$5,699,629

Total Project Budget
\$12,692,853

Space Needs and Budget

Combined Program

Public / Shared Spaces:	4,244 SF
Fire Living / Admin:	6,823 SF
Police Patrol / Admin:	6,434 SF
Apparatus & Sally Port:	14,129 SF
Total	31,630 SF

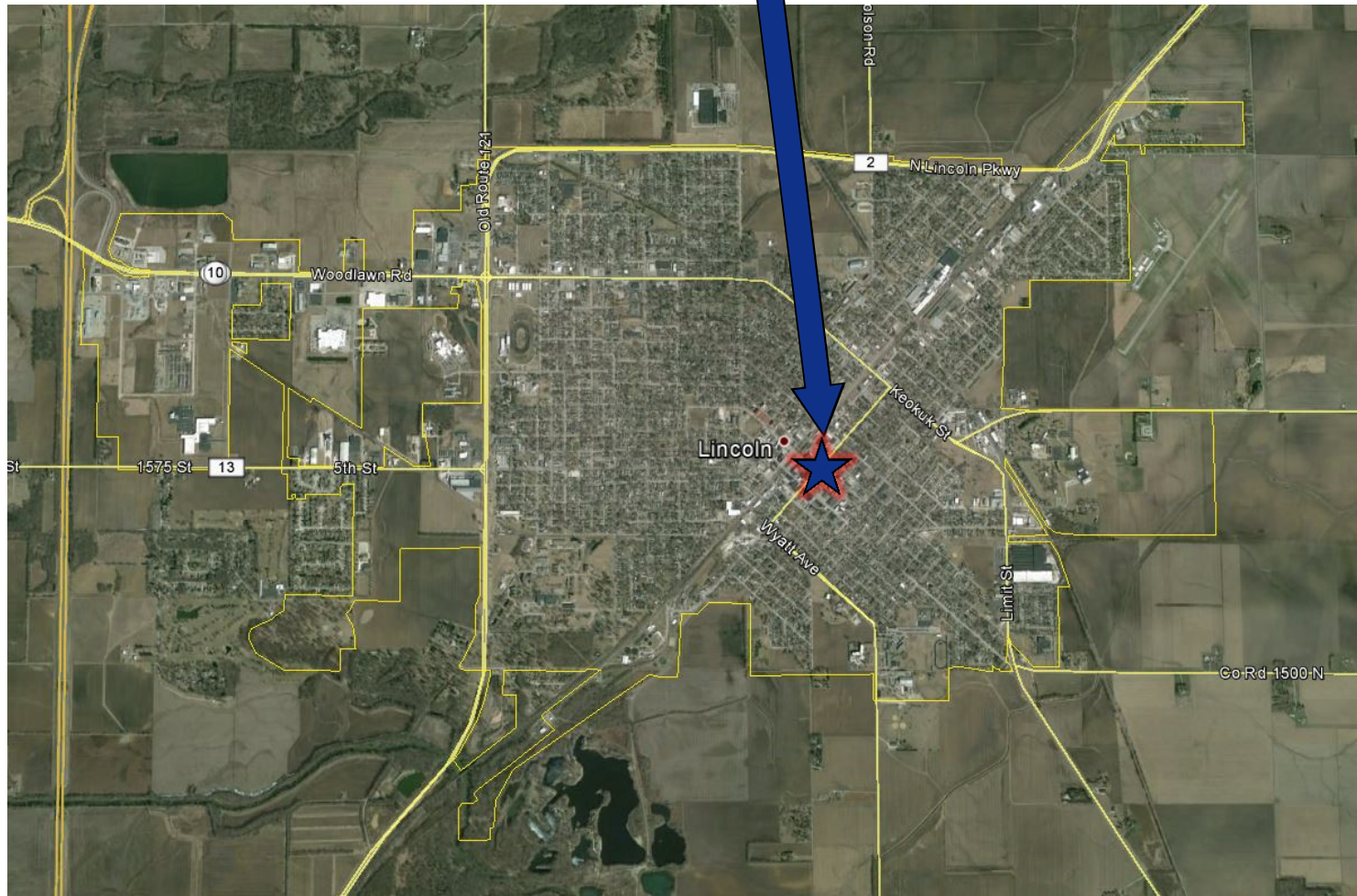
Combined Budget

Hard Cost	\$9,185,056
Soft Cost	\$2,571,816
Total	\$11,756,872

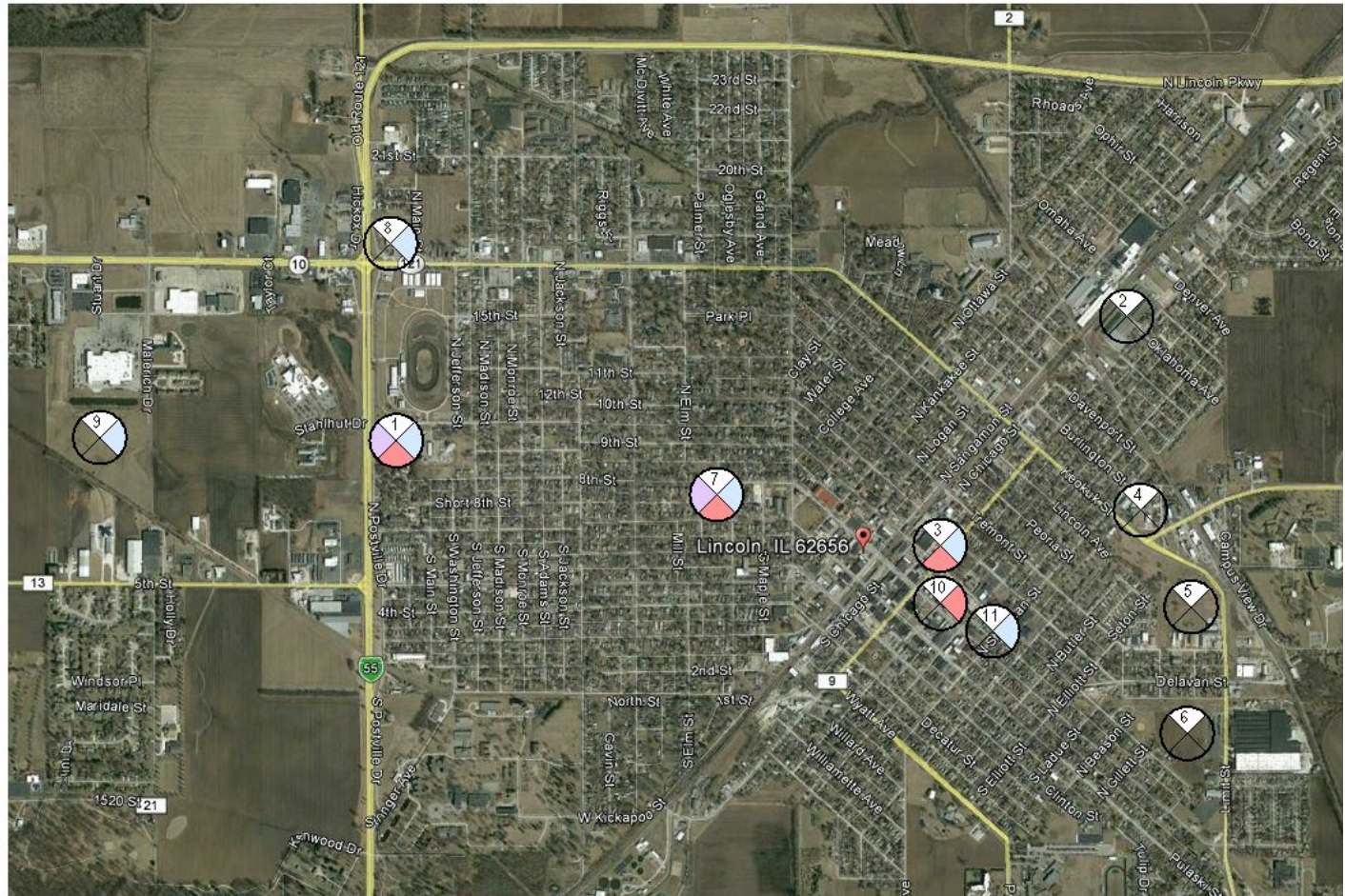
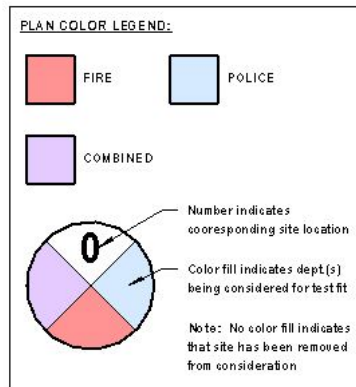
Total Project Budget
\$11,756,872

City Map

Police and Fire Station (Existing)



City Map – Proposed Site Locations



Test Fit Considerations

- Cost Effective Solution
 - Construction, Land, and Utilities
- Operational Efficiency
 - Code, Function
- Location
 - Site Access, Service Population maximization, traffic
- Future Service Optimization
 - Plan for future
- Emergency Preparedness
 - Redundancy, Resiliency

Site #1: Short 11th Street

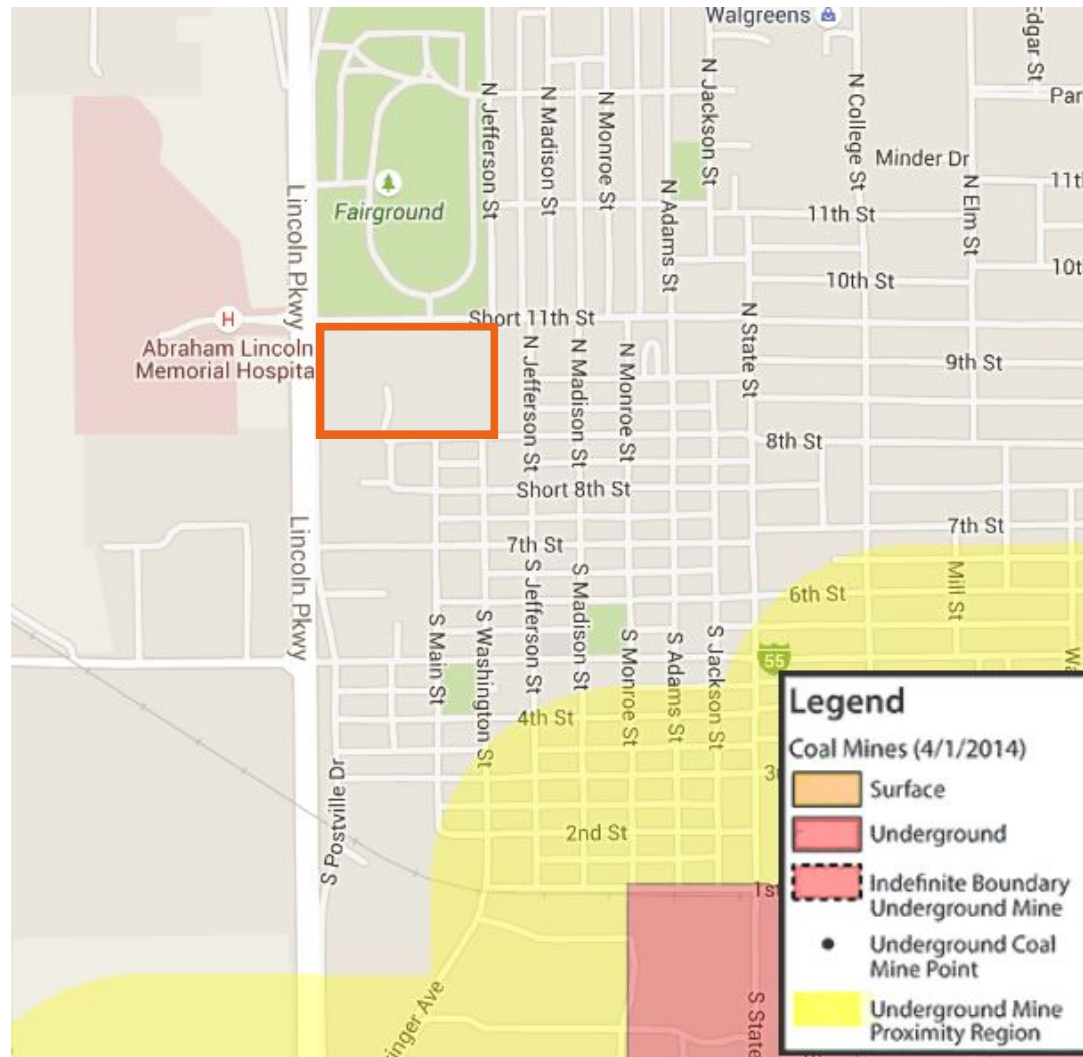


FGM ARCHITECTS

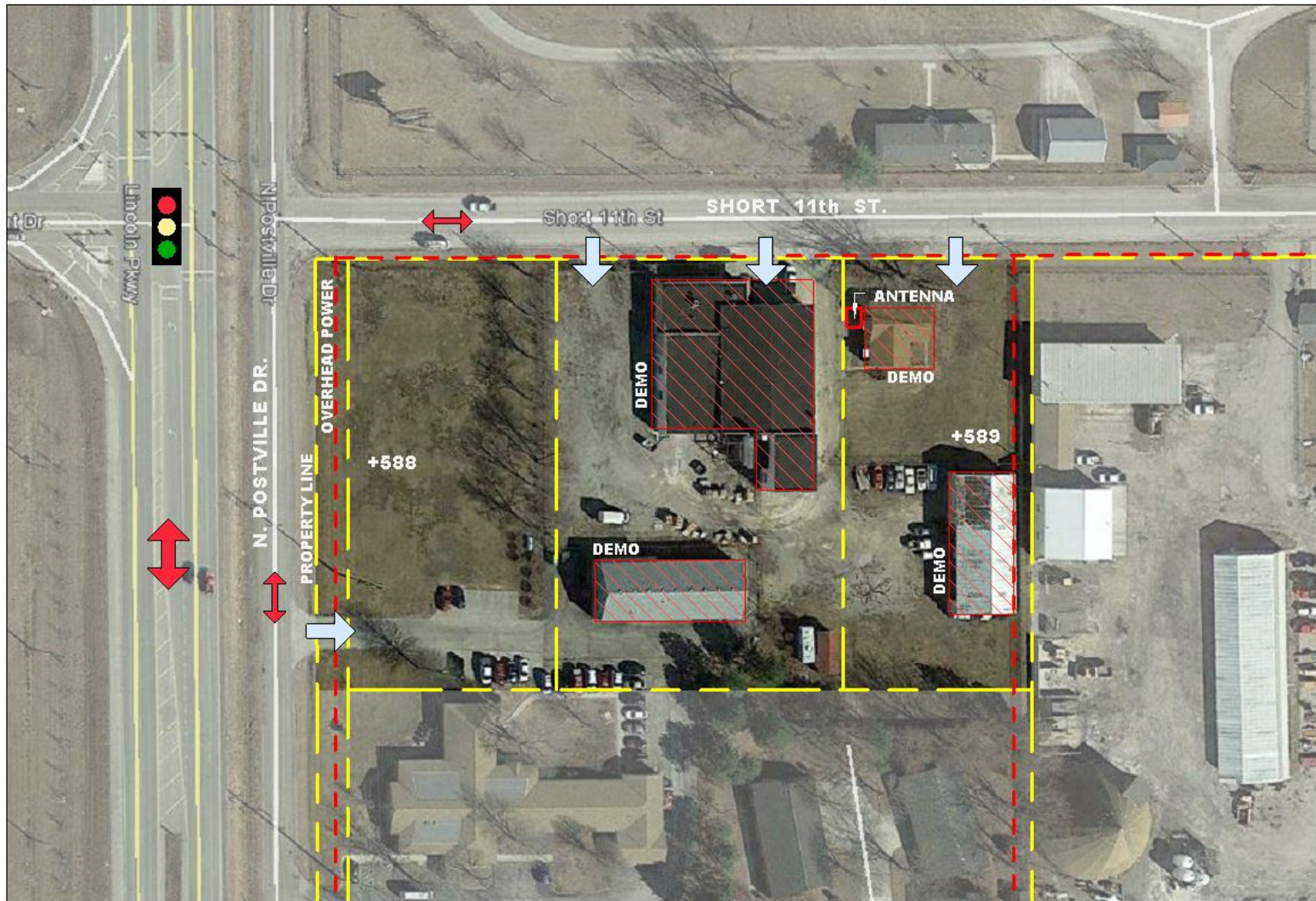
Site #1 – 100 Year Flood Plain



Site #1 – Underground Mines



Site #1- Existing Conditions



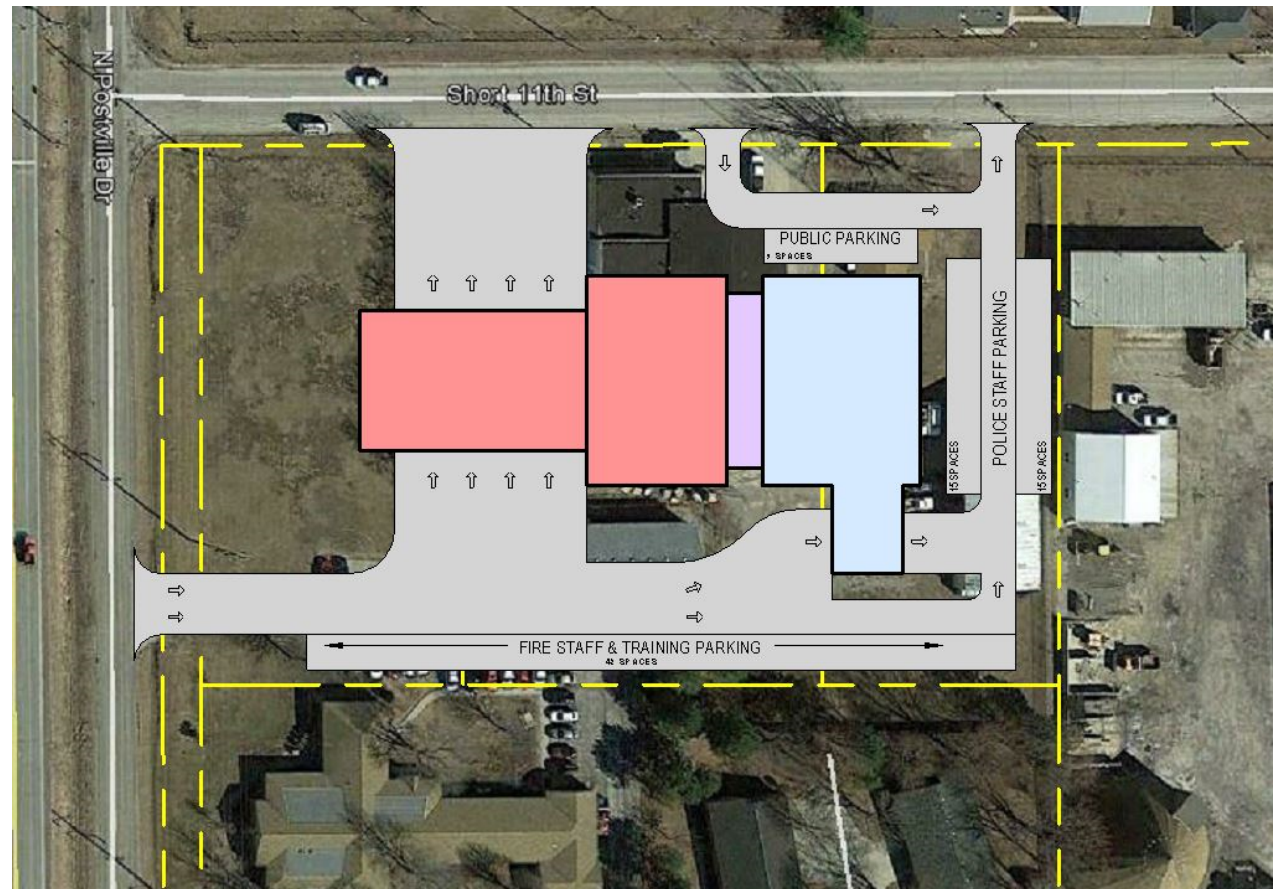
Site #1 – Combined Facility Test Fit

Site Pros:

- Minimal impact to neighboring residences.
- Close (but not direct) access to Lincoln Parkway.

Site Cons:

- Located at western edge of town.
- Existing structures to be demolished.
- Property would need to be bought from three (3) different owners.
- Little room for future expansion.
- Potential for environmental remediation.
- Loss of industrial zoned taxable income.
- New street access and traffic signals may be required to connect short 11th street to Lincoln Parkway.
- Nearby racetrack is often very loud and could be disruptive to facility operations.



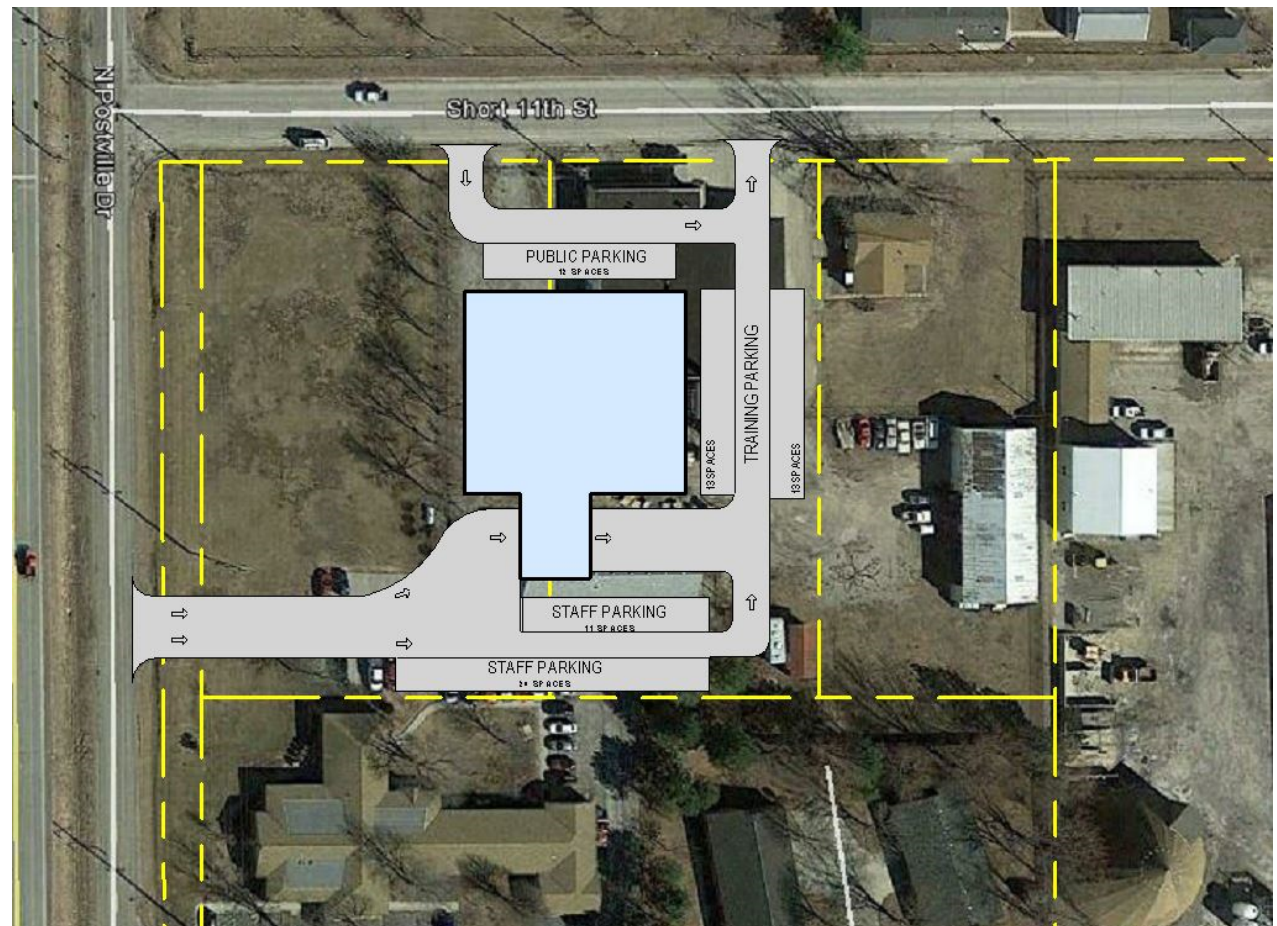
Site #1 – Police Test Fit

Site Pros:

- Minimal impact to neighboring residences.
- Close (but not direct) access to Lincoln Parkway.

Site Cons:

- Located at western edge of town.
- Existing structures to be demolished.
- Property would need to be bought from three (3) different owners.
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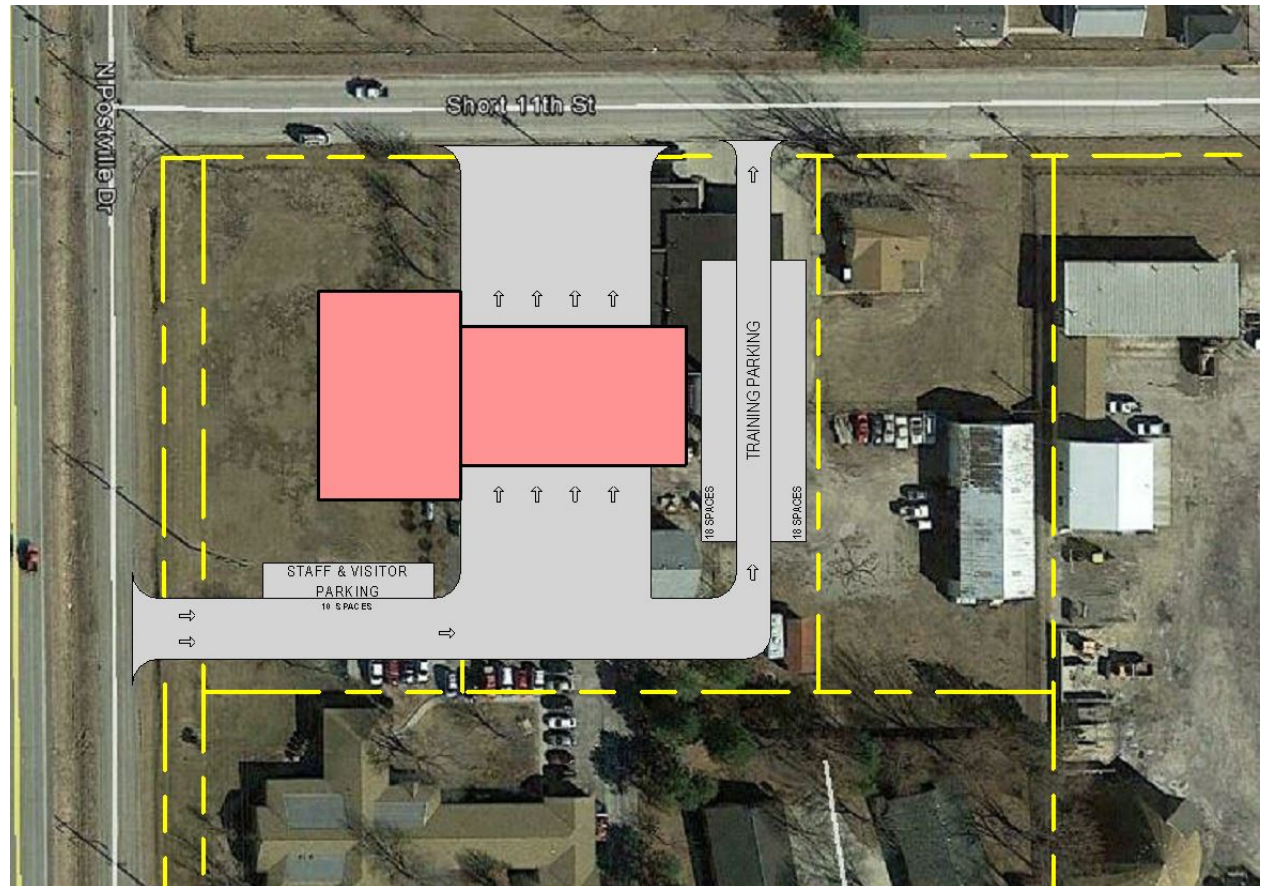
Site #1 – Fire Test Fit

Site Pros:

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- Close (but not direct) access to Lincoln Parkway.

Site Cons:

- Located at western edge of town.
- Existing structures to be demolished.
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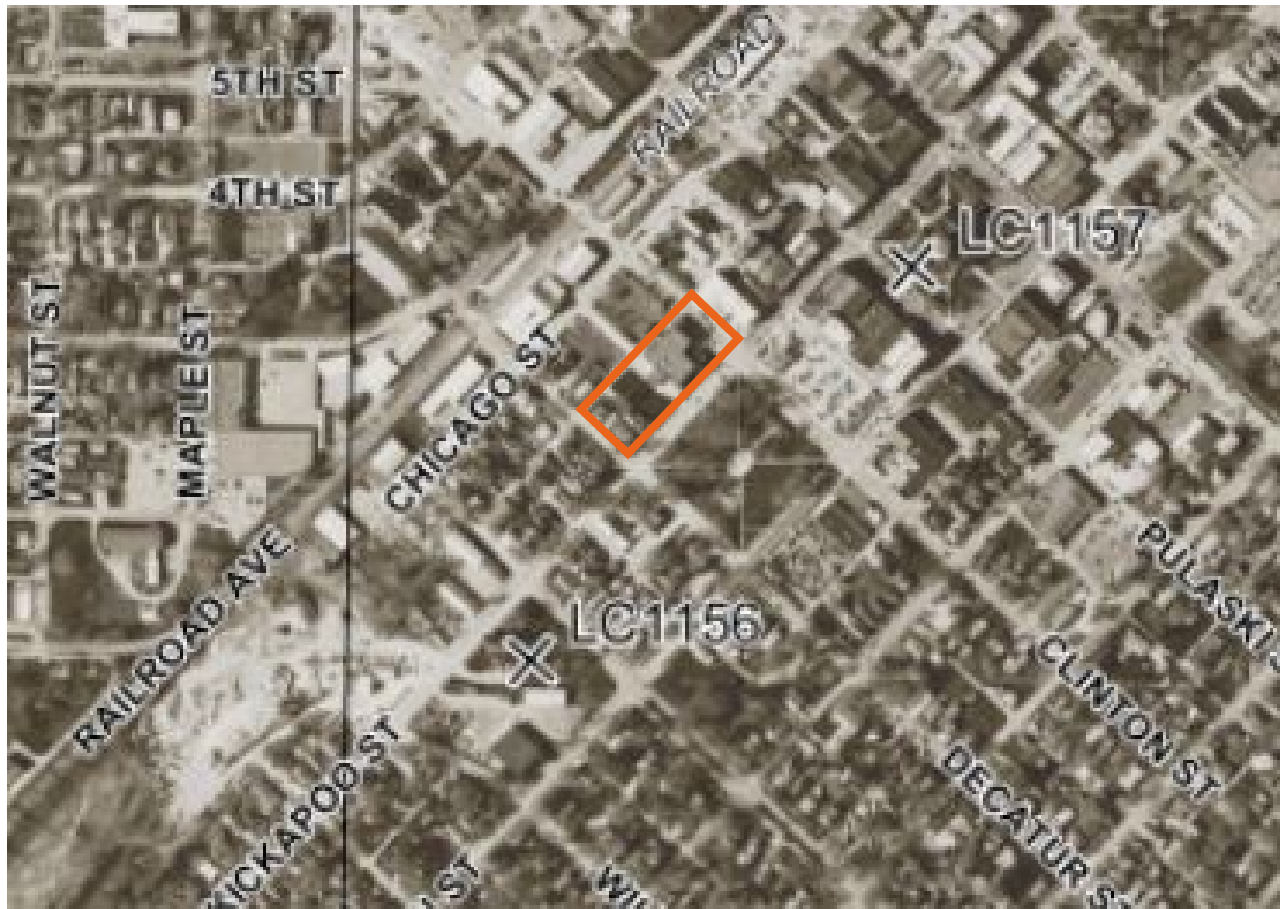


Site #3: N. Kickapoo St. & Delavan St.

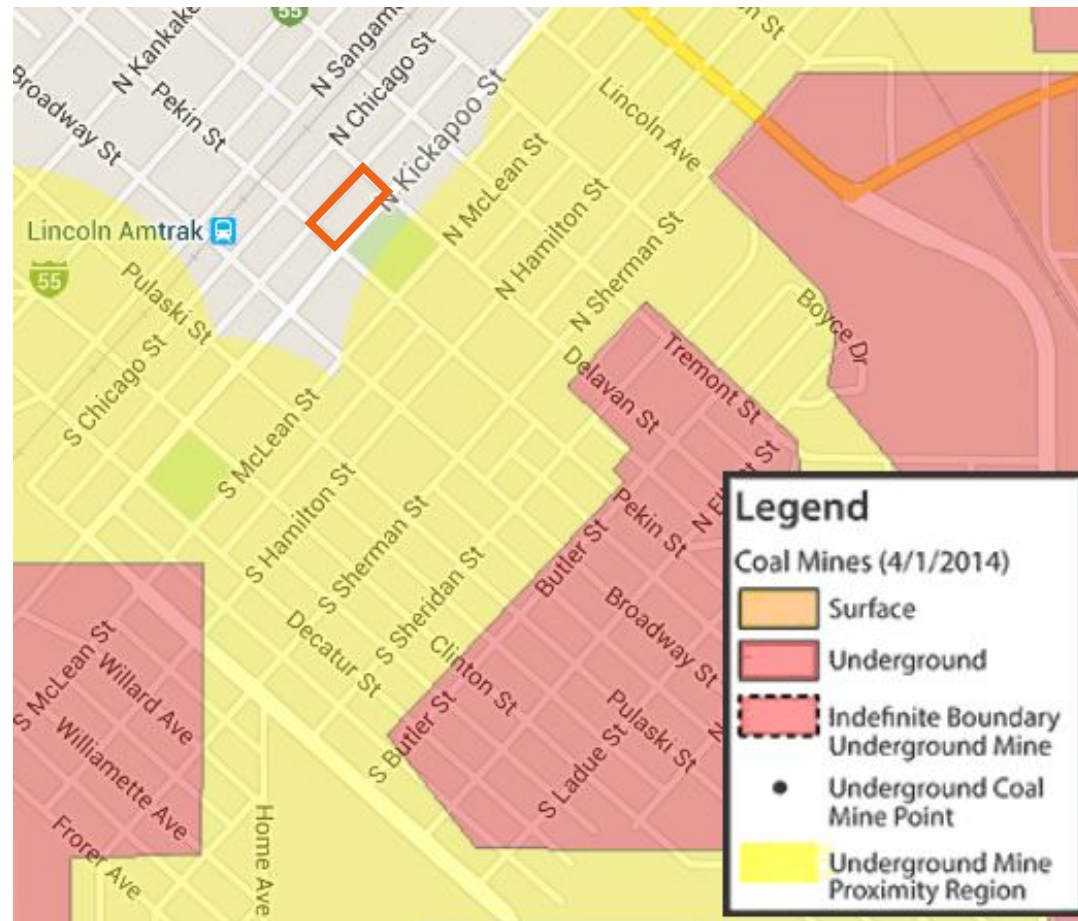


FGM ARCHITECTS

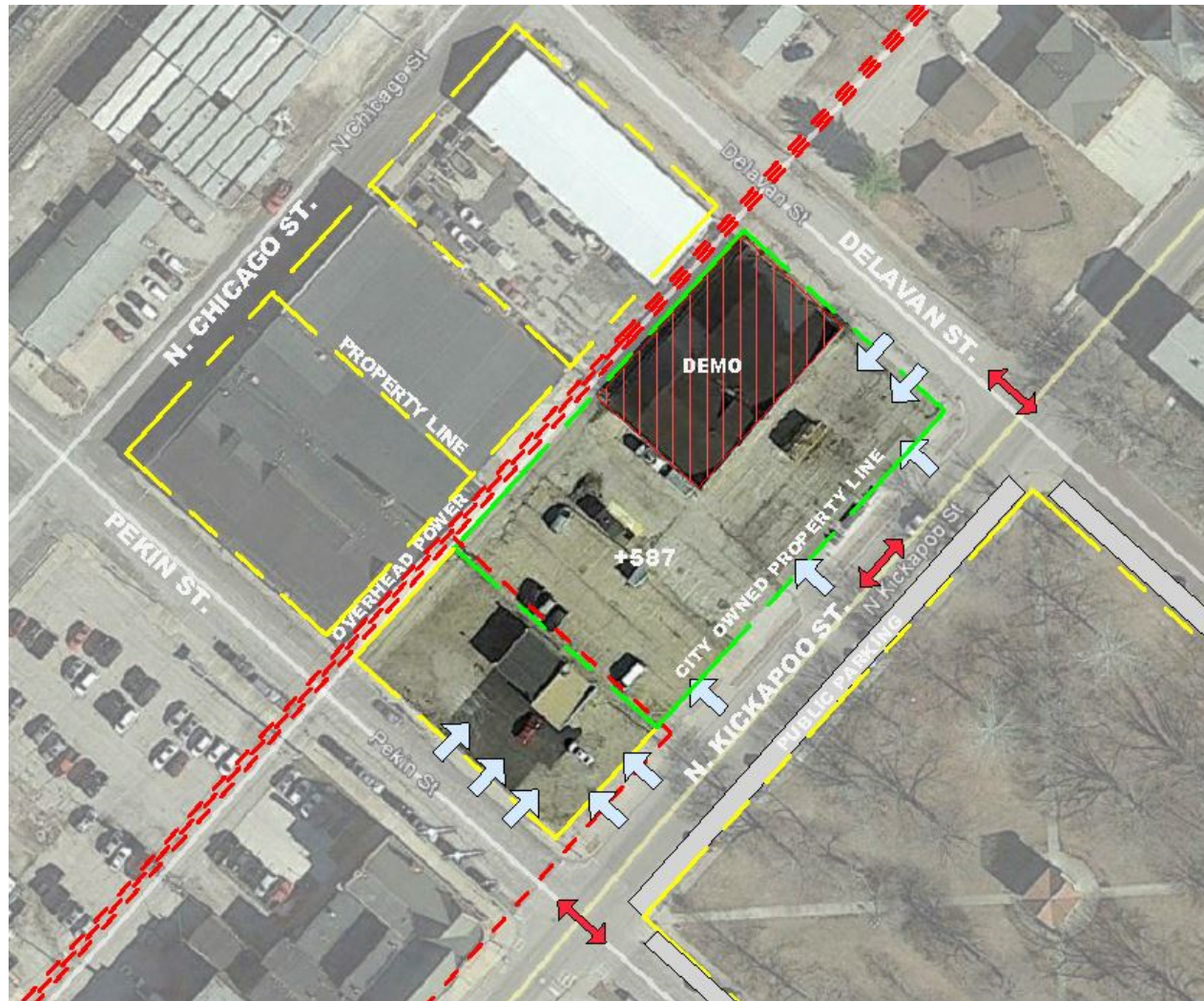
Site #3 – 100 Year Flood Plain



Site #3 – Underground Mines



Site #3- Existing Conditions



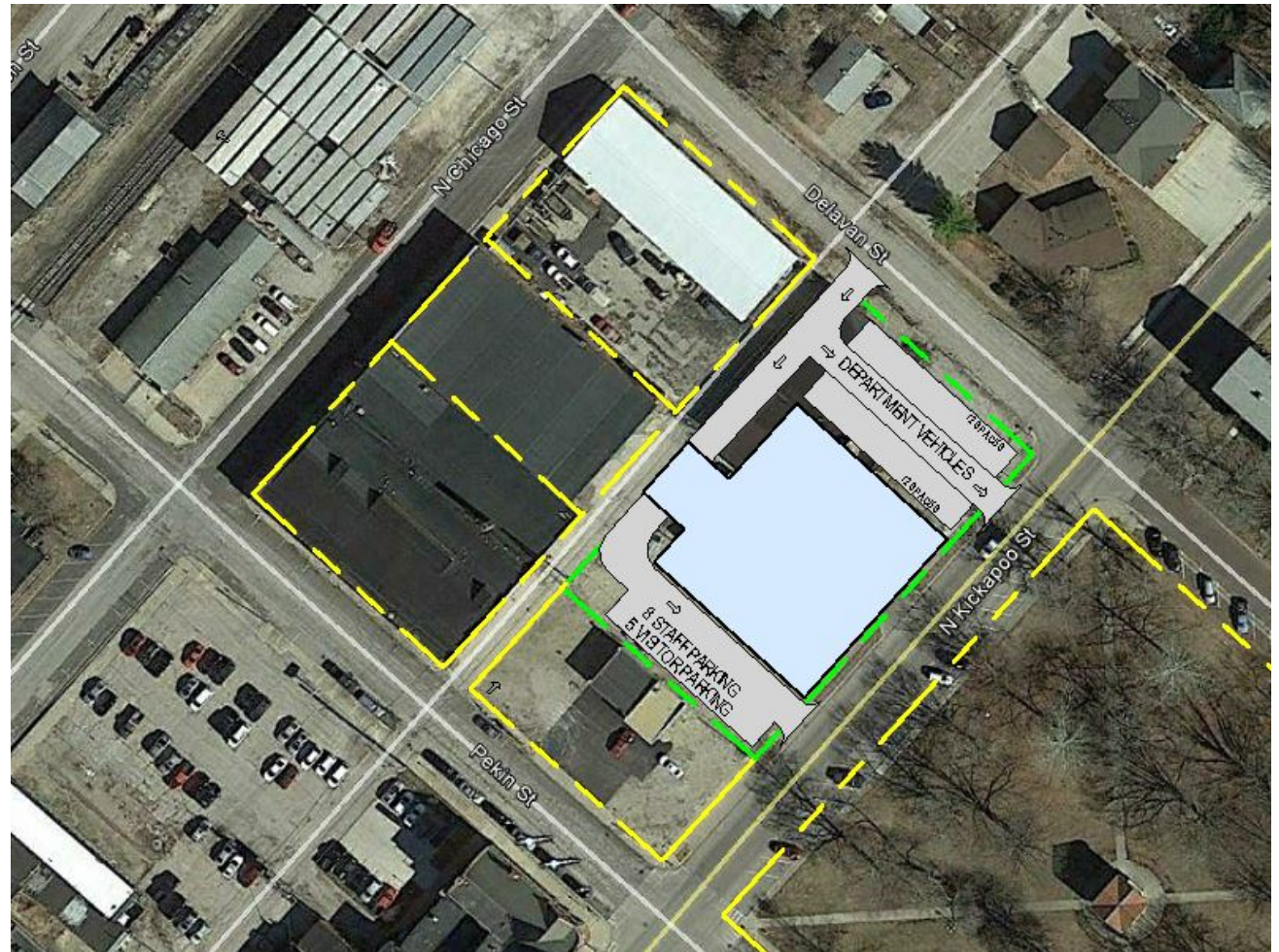
Site #3 – Police Test Fit

Site Pros:

- Located in historic downtown.
- Centrally located within city.
- Minimal impact to neighboring residences.
- Already owned by the city.

Site Cons:

- Multiple power lines and transformers run along the northern property line.
- Existing structures to be demolished.
- Property is very small and offers little room for future expansion.
- A combined facility would have to be multiple stories and/or incorporate a basement.
- Pekin St. is planned to be closed between N. Sangamon St. and N. Chicago St., thus limiting immediate access to the northern portion of the city.



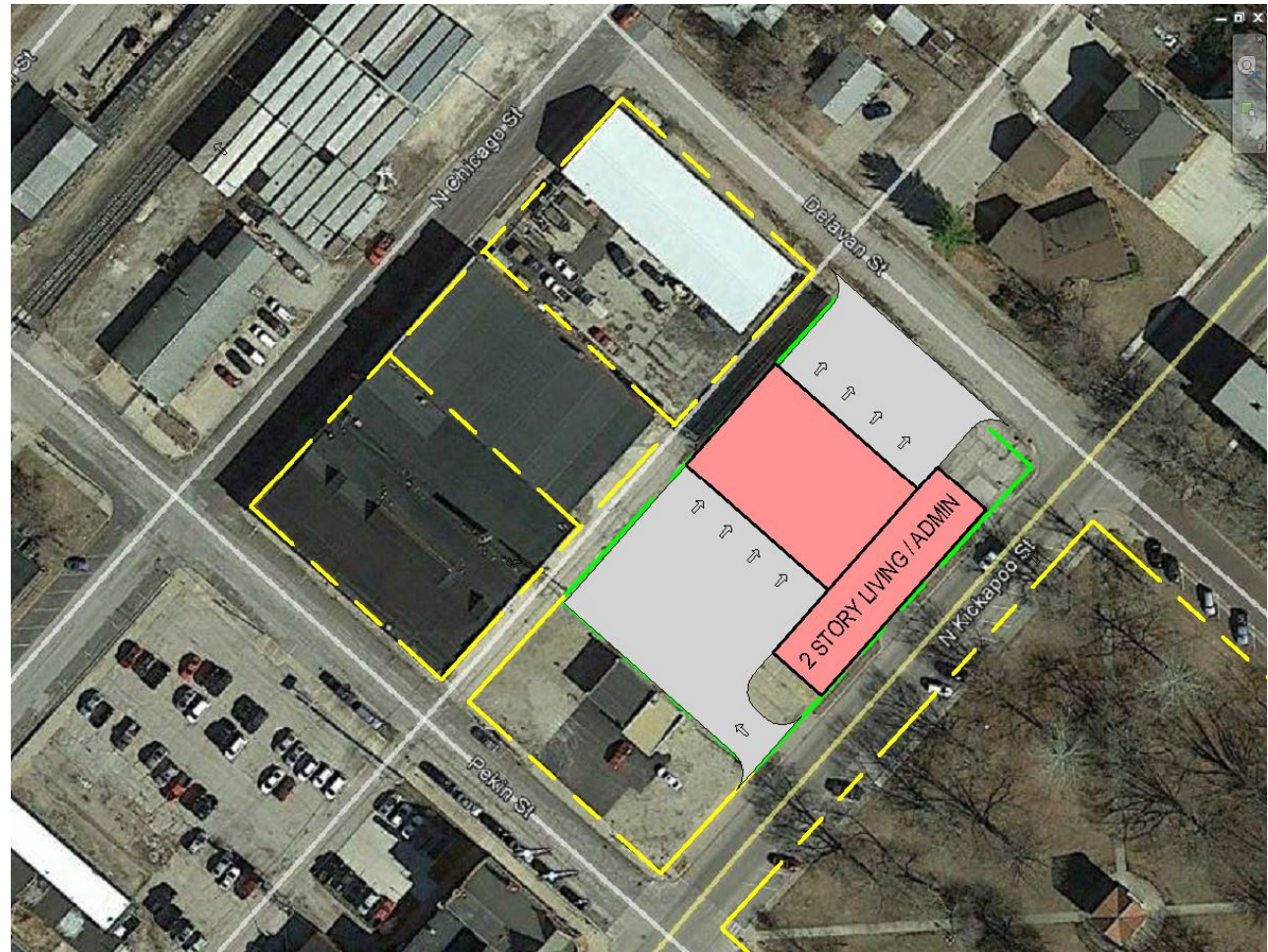
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Site #7: Apex Park



FGM ARCHITECTS

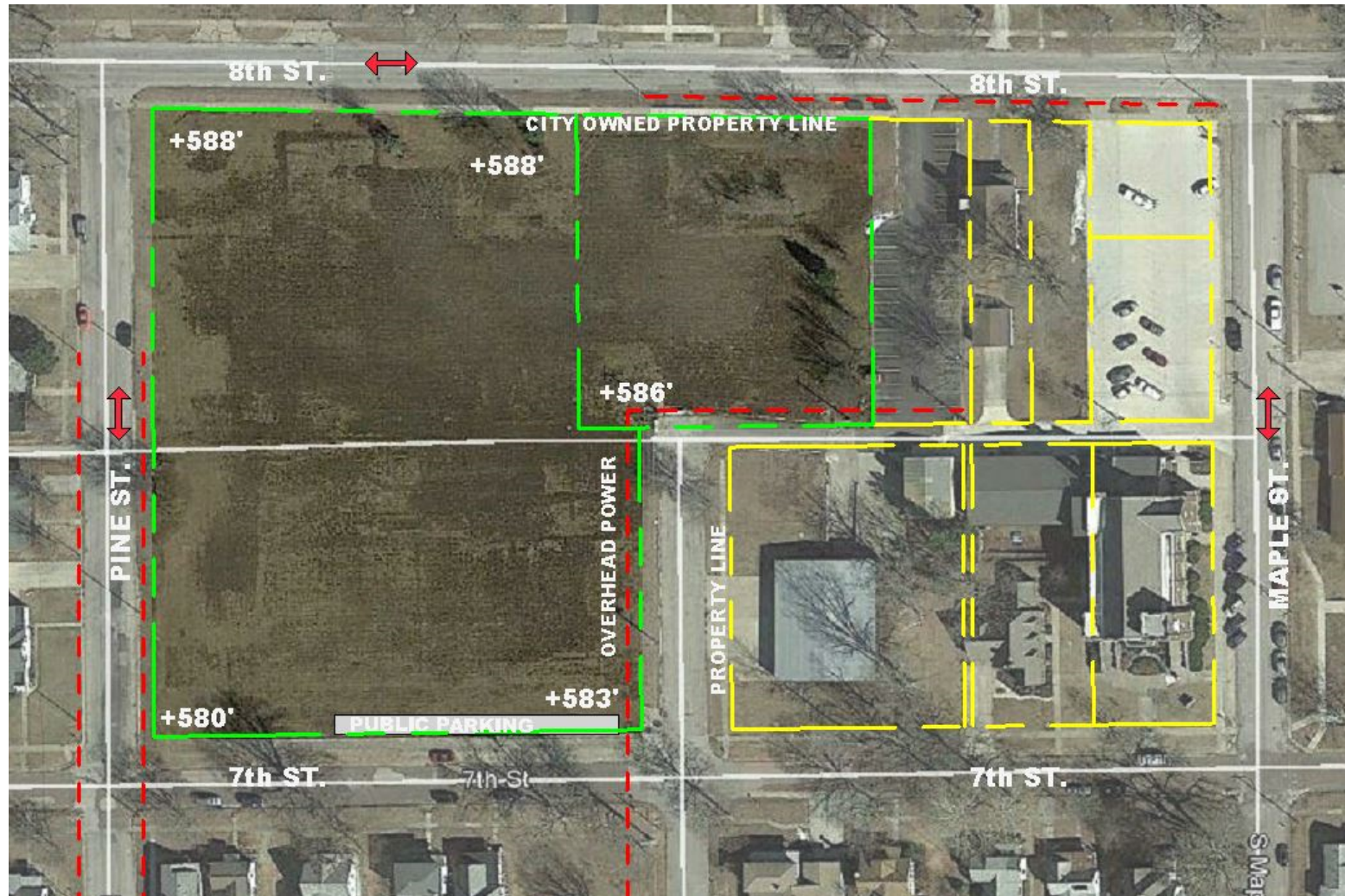
Site #7 – 100 Year Flood Plain



Site #7 – Underground Mines



Site #7- Existing Conditions



Site Matrix

City of Lincoln

FIRE AND POLICE SITE ANALYSIS-DRAFT

FGM ARCHITECTS

May 1, 2015

SITE COMPARISONS

FGM #: 15-1949.01

		Site # 1	Combined Facility	Site # 1	Police Station	Site # 1	Fire Station	Site # 3	Police Station	Site # 3	Fire Station	Site # 7	Combined Facility	Site # 7	Police Station	Site # 7	Fire Station	Site # 8	Police Station	Site # 9	Police Station	Site # 10	Fire Station	Site # 11	Police Station	
SITE COMPARISON / GOAL RANKING:																										
Priority: 1 - 5 (1 = lowest / 5 = highest)																										
Cost Effective Solution(Construction, Land & Utilities)																										
Operational Efficiency (Meet Code, Function)																										
Location (Site Access, Service Population, Traffic)																										
Future Service Optimization (Plan for future)																										
Emergency Preparedness																										
SITE DEMOLITION:			Cost		Cost		Cost		Cost		Cost		Cost		Cost		Cost		Cost		Cost		Cost		Cost	
Demolition			\$80,000		\$40,000		\$40,000		\$20,000		\$0		\$0		\$0		\$0		\$0		\$0		\$20,000		\$20,000	
Environmental Abatement			\$25,000		\$25,000		\$25,000		\$25,000		\$25,000		\$0		\$0		\$0		\$0		\$0		\$25,000		\$25,000	
SITE CONDITION:																										
Earthwork			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	
Traffic Signal		\$250,000	\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	
Road Improvement			\$0		\$0		\$0		Delavan St. #		Delavan St. #		7th St. #		7th St. #		7th St. #		Postville #		\$50,000		\$0		\$0	
Offsite Utility Work			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$300,000		\$250,000		\$0	
Sub-Total			\$105,000		\$85,000		\$85,000		\$45,000		\$25,000		\$0		\$0		\$0		\$0		\$350,000		\$295,000		\$45,000	
Contingency (Site)		10%	\$11,000		\$9,000		\$9,000		\$5,000		\$3,000		\$0		\$0		\$0		\$0		\$35,000		\$30,000		\$5,000	
SITework COST			\$116,000		\$94,000		\$94,000		\$50,000		\$28,000		\$0		\$0		\$0		\$0		\$385,000		\$325,000		\$50,000	
NEW CONSTRUCTION 'C'		\$275	31,628	\$8,697,673								31,628	\$8,697,673													
NEW CONSTRUCTION 'P'		\$280			13,853	\$3,878,742								18,000	\$5,040,000			13,853	\$3,878,742	13,853	\$3,878,742			13,853	\$3,878,742	
NEW CONSTRUCTION 'F'		\$250			20,267	\$5,066,625				20,267	\$5,066,625					20,000	\$5,000,000					15,693	\$3,923,125			
RENOVATION		\$225	0	\$0	0	\$0	0	\$0	0	\$0	\$0		\$0		\$0		\$0		\$0		\$0	4,574	\$1,029,150	0	\$0	
CONTRACTOR Fees, Overhead & Mark-up		8%		\$705,094		\$317,819		\$412,850		\$314,299		\$407,570		\$695,814		\$403,200		\$400,000		\$310,299		\$341,099		\$422,182		\$314,299
CONTINGENCY (Bid / Design)		5%		\$475,938		\$214,528		\$278,674		\$212,152		\$275,110		\$469,674		\$272,160		\$270,000		\$209,452		\$230,242		\$284,973		\$212,152
COST OF CONSTRUCTION			\$9,994,705		\$4,505,089		\$5,852,149		\$4,455,193		\$5,777,305		\$9,863,161		\$5,715,360		\$5,670,000		\$4,398,493		\$4,835,083		\$5,984,430		\$4,455,193	
SOFT COST		15%		\$1,500,000		\$674,000		\$878,000		\$669,000		\$867,000		\$1,480,000		\$858,000		\$851,000		\$660,000		\$726,000		\$898,000		\$669,000
Soft Cost includes: Furniture, equipment, testing, AE fees, Civil fees, reimbursable and other administration costs.																										
CONTINGENCY (Construction)		\$0		\$574,735		\$259,054		\$336,507		\$256,210		\$332,215		\$567,158		\$328,668		\$326,050		\$252,925		\$278,054		\$344,121		\$256,210
SUB TOTAL PROJECT ESTIMATE			\$12,069,440		\$5,440,144		\$7,046,656		\$5,380,403		\$6,976,520		\$11,910,319		\$6,902,028		\$6,847,050		\$5,311,418		\$5,839,138		\$7,226,551		\$5,380,403	
LAND COST		Lump Sum	Purch.	\$350,000	Purch.	\$350,000	Purch.	\$350,000	OWN	\$0	OWN	\$0	OWN	\$0	OWN	\$0	OWN	\$0	Purch.	\$133,900	OWN	\$0	OWN/P	\$250,000	OWN	\$0
TOTAL PROJECT ESTIMATE				\$12,419,440		\$5,790,144		\$7,416,656		\$5,380,403		\$6,976,520		\$11,910,319		\$6,902,028		\$6,847,050		\$5,445,318		\$5,839,138		\$7,476,551		\$5,380,403
ESCALATION		4%	1 yr	\$399,788.18	1 yr	\$180,203.58	1 yr	\$234,086	1 yr	\$178,208	1 yr	\$231,092	1 yr	\$394,526	1 yr	\$228,614	1 yr	\$226,800	1 yr	\$175,940	1 yr	\$193,403	1 yr	\$239,377	1 yr	\$178,208

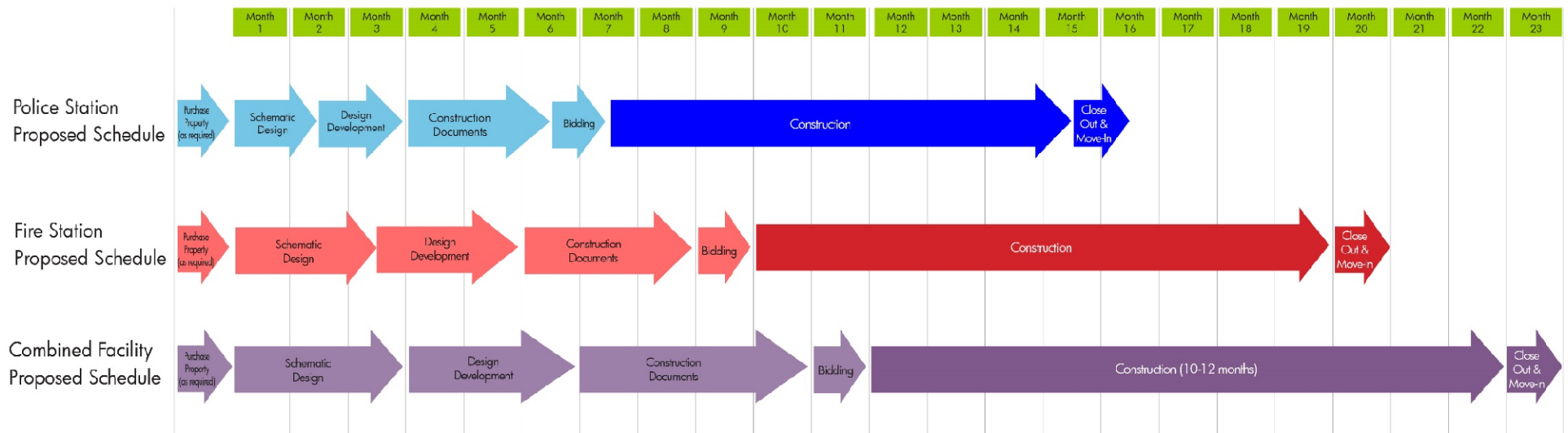
FGM ARCHITECTS

Budget Recap

• Fire Station	\$6,993,224
• <u>Police Station</u>	<u>\$5,699,629</u>
• Separate Facility Total:	\$12,692,853
• Combined Facility Total:	\$11,756,872

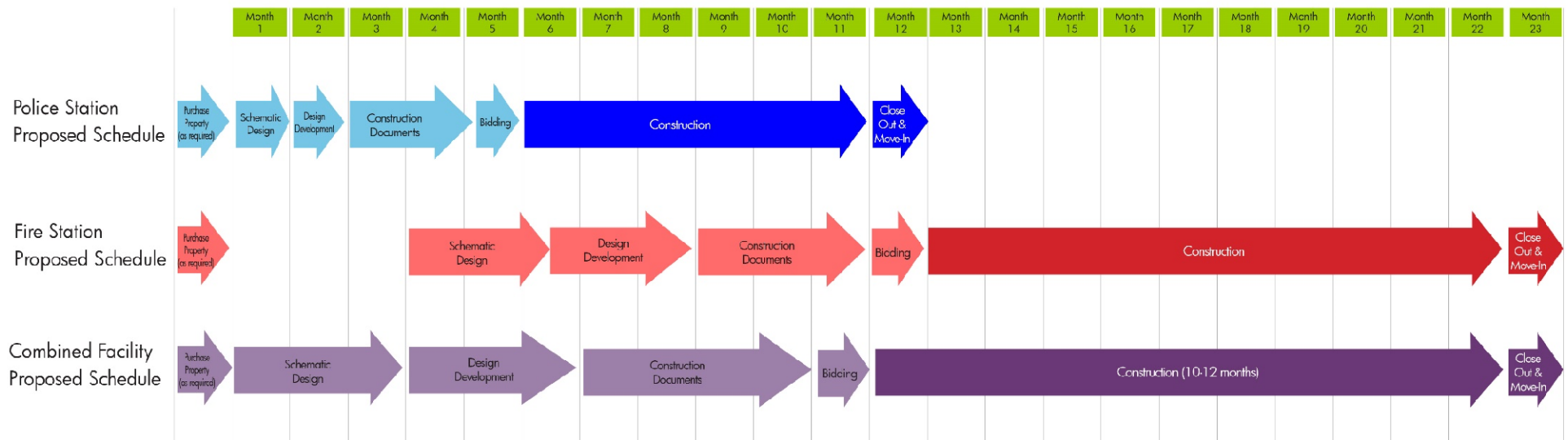
Proposed Schedule - Congruent

City of Lincoln Public Safety Projects



Proposed Schedule - Staggered

City of Lincoln Public Safety Projects



Delivery Methods

- This will be populated soon.

Next Steps

- Council Approval
- Purchase Land
 - Environmental Assessment
 - Soil Borings
- Contracts